

BAT ACTIVITY SURVEY REPORT

Albrighton South

August 2026

For and on behalf of
Boningale Developments Limited



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This document does not constitute legal advice.

0.0 SUMMARY

- 0.1 Bat activity surveys undertaken by PJA in October 2025 and Beamsley Ecology between April and August 2026 identified a relatively diverse assemblage of bats using the Site. At least nine species were recorded across the combined survey programme, with further registrations assigned to broader species groups where species-level identification was not possible.
- 0.2 Activity was strongly dominated by common pipistrelle and soprano pipistrelle, which together accounted for approximately 90% of registrations during the Beamsley Ecology static monitoring. Overall activity was principally associated with hedgerows, mature trees and woodland edges. Elsewhere across the Site, transect activity was diffuse and comprised predominantly occasional foraging and commuting passes by common and widespread species.
- 0.3 A localised concentration of activity was identified along a section of hedgerow to the north of the Site, where sustained foraging by predominantly common pipistrelle was recorded. Elsewhere, no consistent areas of high activity or critical commuting routes were identified.
- 0.4 Barbastelle was recorded at very low levels during the survey programme, with occasional registrations associated with hedgerows at the Site periphery. The frequency and distribution of records do not indicate that the Site supports a core foraging resource or critical commuting route for the species.
- 0.5 The proposals retain the vast majority of woodland, ponds, mature trees and hedgerows within the Site, with hedgerow loss limited principally to locations required to facilitate access. Subject to detailed design, appropriate buffering, habitat reinforcement and a sensitive lighting strategy, the proposals are capable of maintaining the principal ecological functions currently provided for bats.
- 0.6 The proposed on-site landscaping and associated off-site biodiversity net gain land provide further opportunity to strengthen habitat connectivity and increase the extent and quality of bat foraging habitat. Subject to detailed design and long-term management, these measures have the potential to deliver a net beneficial effect for bats within the local landscape.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Boningale Developments Limited (the 'Client') to undertake bat activity surveys relating to land south of Albrighton, Shropshire (hereafter referred to as the 'Site').
- 1.2 The Site comprises predominantly arable farmland divided by a network of hedgerows, with scattered mature trees, ponds and small areas of woodland. The Site lies immediately south of Albrighton, with further agricultural land extending to the south and east.
- 1.3 The Site location is shown in Figure 1.

Background

- 1.4 Bat activity surveys were initially undertaken by PJA during October 2025, comprising walked transect surveys and static detector monitoring. Beamsley Ecology subsequently undertook further bat activity surveys during spring and summer 2026.
- 1.5 This report brings together the available bat activity survey data to provide an updated assessment of the use of the Site by foraging and commuting bats.

Proposals

- 1.6 The proposals comprise an outline application for a mixed-use development of up to 800 dwellings, an 80-bed care home, a secondary school and a local centre, together with associated access, infrastructure, public open space, landscaping and drainage (The 'Proposals').

Aims & Objectives

- 1.7 This report aims to:
 - assess the species assemblage and level of bat activity recorded across the Site;
 - identify habitats and features used by foraging and commuting bats;
 - assess bat activity in relation to features potentially affected by the proposed development; and
 - inform the assessment of potential effects and the identification of appropriate avoidance, mitigation and enhancement measures.

Legislation and Policy Context

- 1.8 All bat species in the UK are classified as European Protected Species and receive full legal protection under both the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation, it is an offence to:
 - deliberately capture, injure or kill a bat;
 - deliberately disturb bats in a way that would significantly affect their local distribution or abundance, or impair their ability to survive, breed or rear young;

- damage or destroy a bat roost, regardless of whether bats are present at the time; or
- possess, control, transport, sell or exchange any live or dead bat, or any part of a bat.

1.9 In addition, Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 requires the Secretary of State to publish a list of species and habitats of principal importance for the conservation of biodiversity in England. Section 40 of the Act places a duty on public authorities to have regard to what they can do to conserve and enhance biodiversity in exercising their functions. Bat species listed as Species of Principal Importance include barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*.

2.0 METHODOLOGY

Desk Study

2.1 Relevant baseline information was reviewed from the Preliminary Ecological Appraisal (PEA), including the ecological records search undertaken to inform that assessment. The records search was used to establish the known distribution of bats within the surrounding area and to provide context for interpretation of the survey results.

Transect Surveys

2.2 Walked transect routes were established across the Site to sample habitats and features considered most likely to be used by commuting and foraging bats, including hedgerows, mature trees and woodland edges. The approximate transect routes are shown on **Figure 2**.

2.3 PJA undertook two walked transects during October 2025. These commenced before sunset and incorporated periods of observation followed by walked survey routes across the Site. Beamsley Ecology subsequently undertook transect surveys during spring and summer 2026. These commenced around sunset and the routes were walked at a steady pace. Where bat activity was detected, the surveyor stopped temporarily to observe and record the activity in greater detail before continuing the transect.

2.4 Bat activity was recorded using a full-spectrum bat detector (Elekon Batlogger M2 detector). For each registration, the time and, where possible, species were recorded together with relevant observations including flight direction, proximity to habitat features and apparent behaviour. The spatial distribution of registrations recorded during the spring, summer and autumn surveys is shown on Figures 3, 4 and 5 respectively.

Remote Monitoring

2.5 Static detector monitoring was undertaken at four locations across all monitoring periods. PJA deployed four Batlogger S2 detectors (MS1–MS4) for seven consecutive nights during October 2025, operating from 30 minutes before sunset until 30 minutes after sunrise. Beamsley Ecology subsequently undertook monitoring at four locations (B1–B4) during April, May, June, July and August 2026, with detectors deployed for five consecutive nights during each monitoring period. The monitoring locations are shown on Figure 2.

2.6 The 2026 monitoring strategy was informed by the PJA locations. B2 and B3 correspond directly with PJA monitoring stations MS2 and MS3 respectively. The remaining two locations were repositioned to provide information more directly relevant to the current development proposals.

- 2.7 PJA monitoring station MS1 was positioned at a mature tree within the western part of the Site. For the 2026 surveys, this monitoring point was relocated to B1 on the hedgerow at the proposed access from the A464 (Holyhead Road), where direct hedgerow loss is anticipated. The tree at the former MS1 location was also subject to separate emergence survey effort as part of the wider bat survey programme, providing additional information regarding bat activity associated with that feature.
- 2.8 PJA monitoring station MS4 was positioned on a telegraph pole within an arable field, relatively isolated from habitats likely to be of particular value to foraging or commuting bats. For the 2026 surveys, this monitoring point was relocated to B4 on a hedgerow further east, where a further access and associated hedgerow loss are proposed.
- 2.9 The relocation of MS1 to B1 and MS4 to B4 therefore represented a refinement of the monitoring strategy, targeting features at which direct impacts are currently anticipated and providing information of greater relevance to the provisional impact assessment. The former PJA positions are identified on **Figure 2** (MS1 and MS2).
- 2.10 Bat activity is presented as acoustic registrations. A registration represents a verified species assignment within an individual recording file and does not represent an individual bat. Registration totals are therefore used as an index of acoustic activity.
- 2.11 The PJA and Beamsley Ecology datasets have been treated as separate but complementary sources of information and have not been pooled quantitatively. Differences in survey season, monitoring duration, detector equipment, detector position and acoustic-processing methodology mean that absolute registration totals are not directly comparable.
- 2.12 Where monitoring locations were directly comparable, particularly MS2/B2 and MS3/B3, the datasets have been used to identify broad consistency in species occurrence and spatial patterns of activity rather than to make direct numerical comparisons. Results from the remaining locations have been interpreted in relation to the specific habitat features sampled and the development impacts they were intended to inform.
- 2.13 A summary of the survey dates and conditions can be found in the tables below.

Table 1: *Transect Survey Summary*

Survey	Date	Start temp. (°C)	Rain	Wind (Beaufort Scale)
Spring	24/04/2026	9	No Rain	Beaufort 1
Summer	14/07/2026	19	No Rain	Beaufort 2
Autumn (west)	15/10/2025	13	No rain	Beaufort 4 – Beaufort 2
Autumn (east)	14/10/2025	14	No rain	Beaufort 3 – Beaufort 2

Table 2: *Monitoring Survey Summary*

Survey	Date Range
April	Nights commencing 24–28 April 2026 (5 nights)

May	Nights commencing 22–26 May 2026 (5 nights)
June	Nights commencing 2–6 June 2026 (5 nights)
July	Nights commencing 3–7 July 2026 (5 nights)
August	Nights commencing 2–6 August 2026 (5 nights)
September	To be deployed
October	Nights commencing 5–11 October 2025 (7 nights)

3.0 LIMITATIONS & ASSUMPTIONS

- 3.1 Bat activity varies both seasonally and between individual nights in response to factors including weather conditions, prey availability and wider patterns of habitat use. The surveys therefore provide a representative sample of bat activity across the Site rather than a complete record of all bat movements.
- 3.2 Walked transect surveys provide spatial and behavioural information but necessarily represent a snapshot of activity during the survey period, with the surveyor present at only one location at any given time. The transect results have therefore been considered alongside the more continuous information provided by the static detector monitoring.
- 3.3 The PJA and Beamsley Ecology survey programmes differed in survey timing, detector equipment, monitoring duration and acoustic-analysis methodology. In addition, two monitoring locations were repositioned between the survey programmes. Direct quantitative comparison between the datasets is therefore not considered appropriate. The datasets have instead been used as complementary sources of information to identify broad patterns in species occurrence, distribution and habitat use.
- 3.4 Acoustic registrations do not represent individual bats. A single bat may generate multiple registrations while repeatedly foraging or commuting within range of a detector. Registration totals are therefore interpreted as an index of activity rather than a measure of bat abundance.
- 3.5 At the time of writing, data from the September 2026 monitoring period were not yet available. The assessment presented in this report is therefore based on the survey information available at that time.

4.0 RESULTS

Desk Study

Site Context

- 4.1 The Site is located immediately south of Albrighton and forms part of the agricultural landscape surrounding the settlement. It predominantly comprises intensively managed arable fields divided by a network of hedgerows, with scattered mature trees, ponds and three small areas of woodland. Two minor roads cross the Site and the A464 (Holyhead Road) adjoins its southern boundary.
- 4.2 Land to the east, south and west is similarly dominated by agricultural fields divided by hedgerows, with

scattered trees, ponds and small woodland blocks. Within this predominantly agricultural landscape, the hedgerow and tree network provides connectivity between woodland, ponds and other semi-natural habitats within and beyond the Site. The strongest habitat continuity extends broadly east and west, while connectivity to the north is constrained by the existing settlement of Albrighton and the A464 provides some separation from habitats to the south.

- 4.3 In the context of bats, the woodland, ponds, hedgerows, field margins and mature trees provide potential foraging and commuting habitat, while the intensively cultivated arable fields provide comparatively limited value for foraging bats.

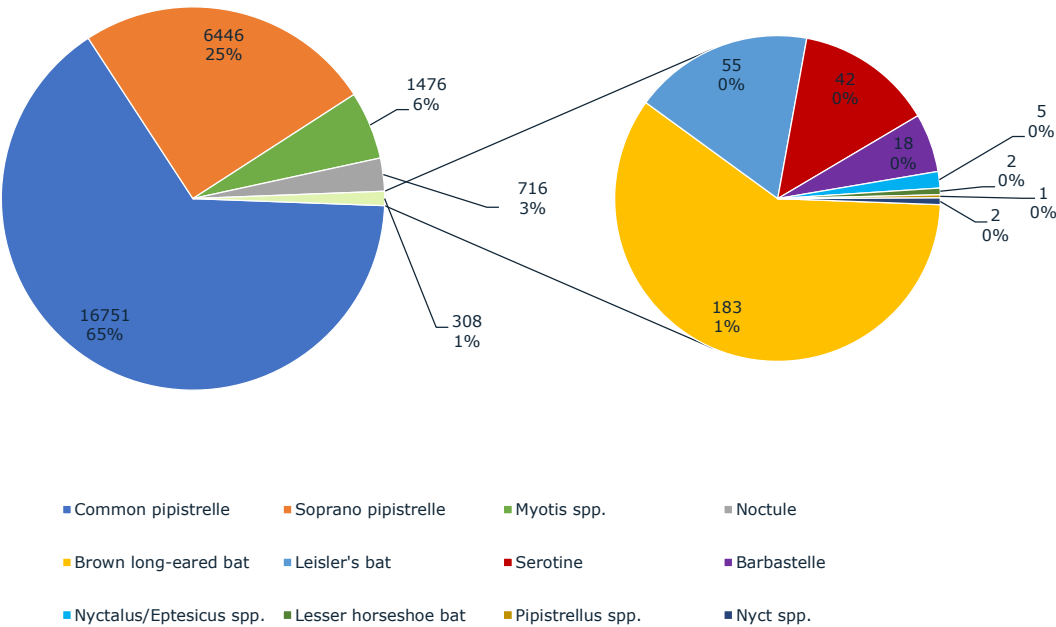
Bat Records

- 4.4 The desk study returned records of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, noctule *Nyctalus noctula*, Leisler's bat *N. leisleri*, whiskered bat *Myotis mystacinus* and brown long-eared bat *Plecotus auritus* within 2km of the Site. Two common pipistrelle records were located immediately adjacent to the Site. Three granted European Protected Species Mitigation licences relating to common pipistrelle and/or brown long-eared bat were also identified within 1km, demonstrating the historical presence of bat roosts within the surrounding area. The licence records do not, however, establish a functional relationship between those roosts and the Site.
- 4.5 The Site contains no buildings, although a number of mature trees contain potential roosting features. Separate ground-level assessment, aerial inspection and emergence surveys have been undertaken in relation to these features. No bat roosts have been confirmed (see Beamsley Ecology Report BE0010.R.10.1).

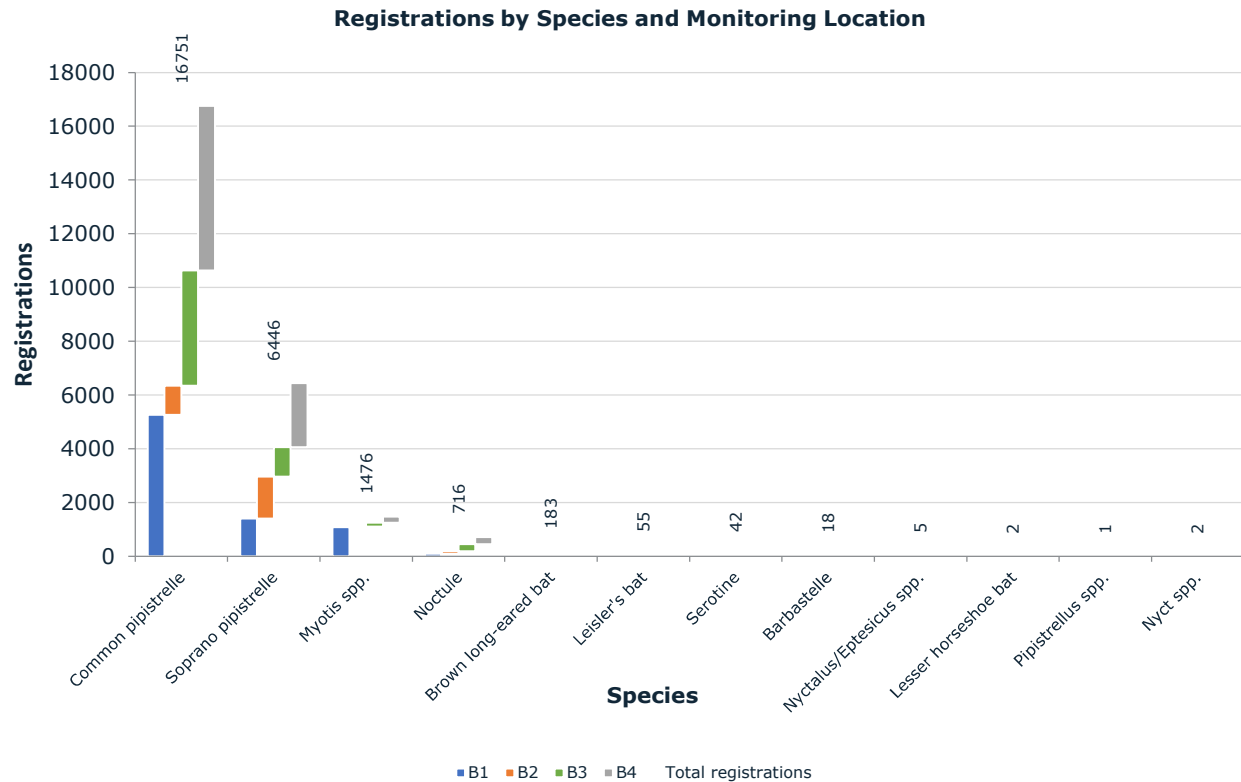
Remote Monitoring

- 4.6 The complete static monitoring dataset is provided separately in the accompanying excel spreadsheet. A total of 25,697 bat registrations were recorded during the Beamsley Ecology monitoring undertaken between April and August 2026.
- 4.7 Eight species were identified to species level, with additional registrations assigned to broader *Myotis*, *Nyctalus* / *Eptesicus* and *Pipistrellus* groups where species-level identification was not supported. Activity was strongly dominated by common pipistrelle and soprano pipistrelle, which together accounted for approximately 90% of all registrations. *Myotis* species and noctule accounted for the majority of the remaining activity, with brown long-eared bat, Leisler's bat, serotine, barbastelle and lesser horseshoe bat recorded at lower levels.

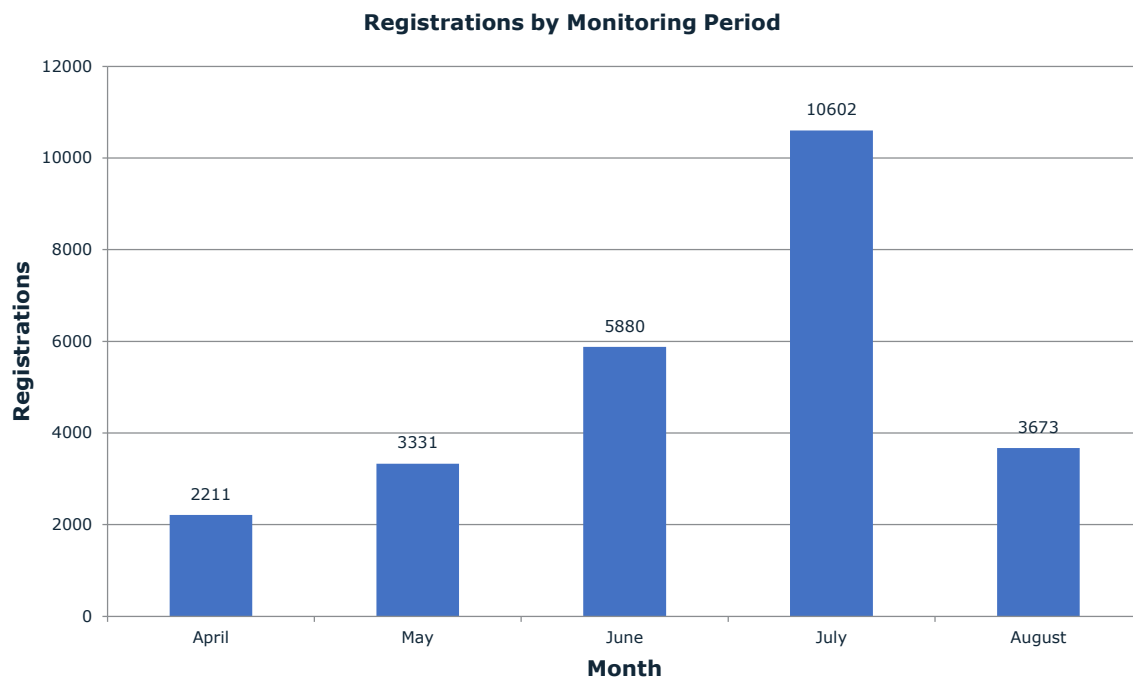
Proportion of Registrations by Species, April–August 2026



4.8 Species composition varied between monitoring locations, although common and soprano pipistrelle dominated activity at all four locations. Myotis species formed a notably greater component of activity at B1, while the less frequently recorded species were generally recorded at low levels across the monitoring locations. The distribution of registrations by species and monitoring location is shown below.



- 4.9 Overall activity varied between monitoring periods. A total of 2,211 registrations were recorded during April, increasing to 3,331 in May and 5,880 in June. Activity peaked during July, with 10,602 registrations, before reducing during August.



- 4.10 Activity also varied spatially between monitoring locations. B4 recorded the greatest overall activity, followed by B1 and B3, while B2 recorded substantially lower overall activity. Common and soprano pipistrelle accounted for the majority of activity at each location.
- 4.11 *Myotis* activity showed a more pronounced spatial pattern, with the majority of registrations recorded at B1. Activity at this location was particularly concentrated during May and June, with lower levels recorded at B4 and B3 and comparatively little activity at B2.
- 4.12 Brown long-eared bat was recorded at all four monitoring locations, although at relatively low levels. Activity was greatest at B3, with lower levels recorded at B1, B2 and B4.
- 4.13 Barbastelle was recorded at very low levels during the monitoring programme. Records were restricted to B1 and B4 and occurred during April, May, June and August, with no barbastelle recorded during July.
- 4.14 Lesser horseshoe bat was recorded on two occasions, both at B4. A single registration was obtained during April and a further registration during June.
- 4.15 Noctule was recorded at all four monitoring locations, with the majority of registrations occurring during July. Leisler's bat and serotine were also recorded at low levels across the monitoring programme.
- 4.16 The PJA static monitoring undertaken during October 2025 recorded a total of 708 bat registrations across the four monitoring locations. Activity was highest at MS3 (equivalent to B3), which accounted for 468 registrations (approximately 66% of the total) and included comparatively greater levels of *Myotis* species, brown long-eared bat and Leisler's bat activity than recorded at the other monitoring locations. MS1, MS2 and MS4 recorded 115, 60 and 65 registrations respectively. A single barbastelle registration was also recorded at MS3.

Transects

- 4.17 The spatial distribution of bat activity recorded during the spring, summer and autumn transect surveys is shown on Figures 3–5 respectively.
- 4.18 The spring and summer transects identified a localised increase in bat activity along a hedgerow towards the north of the Site on the eastern transect route, identified as T1 on **Figure 2**. Activity at this location was higher relative to elsewhere across the Site and comprised sustained activity by predominantly common pipistrelle, with up to three bats observed at any one time.
- 4.19 Elsewhere across the Site, activity during the spring and summer transects was generally diffuse and comprised occasional foraging and commuting passes, predominantly by common and soprano pipistrelle. No consistent concentrations of activity were identified in association with other habitat features.
- 4.20 Noctule was recorded occasionally during the summer transect, with activity considered likely to relate to bats commuting or foraging over the wider Site and surrounding farmland. A single registration was also identified as Natterer's bat.
- 4.21 The PJA autumn surveys recorded low levels of activity, with 28 registrations across the two transects, comprising 20 common pipistrelle, six soprano pipistrelle and two *Myotis* species registrations. Activity was principally associated with linear features around the Site boundaries and areas adjoining residential properties and gardens.
- 4.22 No barbastelle or lesser horseshoe bat was recorded during any of the walked transect surveys.

Table 3: *Transect Survey Data*

Species	Spring – 24/04/2026	Summer – 14/07/2026	Autumn – 14/10/2025 - 15/10/2025	Total
Common pipistrelle	26	30	20	76
Soprano pipistrelle	6	8	6	20
Noctule	–	3	–	3
Pipistrellus spp.	–	2	–	2
Natterer's bat	–	1	–	1
Myotis sp.	–	–	2	2
Total registrations	32	44	28	104

5.0 DISCUSSION & RECOMMENDATIONS

Summary

- 5.1 The surveys confirm that the Site is used by a relatively diverse bat assemblage. Activity was, however, strongly dominated by common and soprano pipistrelle, which together accounted for approximately 90% of registrations during the Beamsley Ecology static monitoring. The majority of remaining activity comprised *Myotis* species and noctule, with brown long-eared bat, Leisler's bat and serotine recorded at substantially lower levels.
- 5.2 Bat activity was principally associated with the network of hedgerows, mature trees and woodland edges. The open arable fields are considered to provide comparatively limited value.
- 5.3 The spring and summer transect identified a repeatable concentration of activity along the hedgerow at T1, towards the north of the Site on the eastern transect route. Activity at this location was higher relative to elsewhere across the Site and included sustained foraging by predominantly common pipistrelle, with up to three bats observed at any one time. Elsewhere, transect activity was generally diffuse and comprised occasional foraging and commuting passes.
- 5.4 The area around TN1 falls within the part of the Site identified for a secondary school. The detailed layout of the school has not yet been defined and there remains flexibility through detailed design to retain and appropriately buffer the hedgerow in this location. There is also potential to strengthen the feature through additional planting and associated habitat creation, maintaining or enhancing its function for foraging and commuting bats.
- 5.5 Static monitoring identified some spatial variation in activity. In particular, *Myotis* activity was concentrated at B1, while brown long-eared bat activity was recorded across the Site and was highest at B3. The PJA autumn monitoring also identified B3/MS3 and its associated woodland edge as a focus of activity relative to the other monitoring locations. These results indicate that individual components of the hedgerow and woodland network have greater relative value within the Site.
- 5.6 High numbers of acoustic registrations should not be interpreted as equivalent numbers of bats. Repeated foraging by one or a small number of individuals within range of a static detector can generate large numbers of registrations. The results have therefore been interpreted in combination with the spatial and behavioural

information obtained during the transect surveys.

- 5.7 Overall, the Site is considered to be of Local importance for foraging and commuting bats. While individual features support locally elevated activity, the surveys do not identify extensive areas of sustained high activity or evidence that the Site supports a foraging or commuting resource of greater than Local importance.

Barbastelle

- 5.8 Barbastelle was recorded at low levels during the survey programme. A total of 18 registrations was recorded during the Beamsley Ecology static monitoring, restricted to B1 and B4. Records occurred during April, May, June and August, with no barbastelle recorded during July. PJA additionally recorded a single barbastelle registration at MS3 during October 2025.
- 5.9 Some barbastelle registrations occurred in short temporal clusters and are likely to represent repeated detection of the same individual bat. The number of registrations therefore does not represent an equivalent number of individual bats or discrete movements through the Site.
- 5.10 Taken across the survey period, barbastelle activity was infrequent and spatially dispersed. Records were obtained from the western and eastern parts of the Site and, during the PJA surveys, at the woodland edge around MS3 / B3. No barbastelle was recorded during the walked transect surveys and no regular concentration of activity or consistently used flight line was identified.
- 5.11 The results confirm that barbastelle forms part of the assemblage using the wider landscape and that the Site's hedgerow and woodland network provides occasional foraging and/or commuting habitat for the species. However, the frequency and distribution of records do not indicate that the Site supports a core foraging resource or a critical commuting route for barbastelle.
- 5.12 Barbastelle registrations at both B1 and B4 are nevertheless relevant because these monitoring locations were specifically selected to sample hedgerows at which access and associated hedgerow loss are proposed. The presence of barbastelle increases the sensitivity of these features but does not, in itself, demonstrate that the proposed access points are of particular or critical importance to the species. The principal requirement will be to minimise severance and maintain functional, dark connectivity through the wider retained habitat network.

Other Species of Conservation Interest

- 5.13 Lesser horseshoe bat was recorded on only two occasions, both at B4. No lesser horseshoe bat was recorded during the transect surveys or during the PJA autumn monitoring. These isolated records demonstrate occasional use of the eastern part of the Site but do not indicate regular or concentrated use of the monitored hedgerow.
- 5.14 *Myotis* species and brown long-eared bat were recorded more frequently. Both groups are associated with structurally diverse and relatively dark habitats, and their distribution further demonstrates the value of the retained hedgerow and woodland-edge network. The concentration of *Myotis* activity at B1 is of particular relevance to the detailed design of the proposed western access.
- 5.15 Noctule and Leisler's bat were also recorded across the Site. These species characteristically forage and commute over larger areas and the recorded activity is considered to include use of the wider airspace over the Site and surrounding farmland rather than dependence upon individual hedgerow features.

Potential Effects

- 5.16 The proposals have been developed having regard to the mitigation hierarchy, with avoidance of impacts to the principal habitats used by bats forming the primary approach. The vast majority of woodland, ponds, mature trees and hedgerows within the Site are proposed for retention, maintaining the principal network of foraging and commuting habitat. Hedgerow loss is limited principally to locations where it is necessary to facilitate vehicular access and associated infrastructure.
- 5.17 The principal potential effects on bats therefore arise from these localised hedgerow losses, potential modification of other linear habitat through detailed development design, and increased artificial illumination associated with development. Loss of the predominantly arable habitat is considered substantially less important in ecological terms than maintaining the continuity and quality of the Site's linear and wooded habitat network.
- 5.18 The proposed western and eastern accesses will require localised breaches in hedgerows monitored at B1 and B4 respectively. Both features are demonstrably used by bats, including occasional barbastelle records at both locations and the two lesser horseshoe bat registrations at B4. B1 also supported elevated *Myotis* activity.
- 5.19 Notwithstanding this use, the survey results do not identify either access location as a critical commuting route or as supporting sustained concentrations of bat activity. The effects relate to localised breaches within a much wider network of retained linear habitat rather than wholesale loss of a principal bat corridor.
- 5.20 The only repeatable concentration of activity identified during the walked transects was associated with TN1. While this area falls within land identified for the secondary school, the detailed school layout remains to be determined. There is therefore sufficient flexibility at the detailed design stage to respond to the survey results through retention, appropriate buffering and enhancement of this feature.
- 5.21 The potentially greater effect would arise if physical habitat losses were compounded by inappropriate artificial lighting, resulting in fragmentation or reduced use of otherwise retained hedgerows and woodland edges. Maintaining the continuity of the dark habitat network is therefore a central requirement of the detailed design.

Mitigation and Enhancement

- 5.22 Detailed design should seek to:
- minimise the length of hedgerow removal required at the proposed access points;
 - retain mature trees and adjoining sections of hedgerow wherever practicable;
 - provide replacement and reinforcement planting around access points to strengthen habitat connectivity;
 - retain, appropriately buffer and enhance the hedgerow at T1 through the detailed design of the secondary school;
 - retain and reinforce woodland edges and other linear features supporting comparatively elevated activity;
 - maintain connected dark habitat along the principal hedgerows, woodland edges and other retained

ecological features; and

- incorporate structurally diverse grassland, hedgerow, woodland and wetland habitats within the proposed green infrastructure to increase the extent and quality of bat foraging habitat.

5.23 In addition to the on-site green infrastructure, the associated off-site BNG land will be managed for biodiversity net gain. While the detailed habitat design for this land will be developed through the subsequent detailed design and Biodiversity Gain Plan process, it provides further opportunity to create and enhance habitats of value to bats. Measures could include strengthening hedgerow and woodland connectivity, creation of species-rich grassland and wetland habitats, and provision of structurally diverse edge habitat. The detailed design of the BNG land therefore provides flexibility to respond to the final development layout and incorporate features which provide additional foraging and commuting opportunities for bats.

5.24 The extent of proposed habitat creation, both within the Site and on the associated BNG land, provides considerable scope to enhance foraging habitat and landscape connectivity for bats. Subject to detailed design and appropriate long-term management, the proposals therefore have the potential to deliver a net beneficial effect for bats within the local landscape.

Lighting

5.25 A detailed lighting strategy will be required as part of the detailed design of the development. Lighting should be designed around the retained ecological network, with particular regard to hedgerow at T1, the woodland edge and ponds associated with B3 and the hedgerows associated with the proposed access points at B1 and B4.

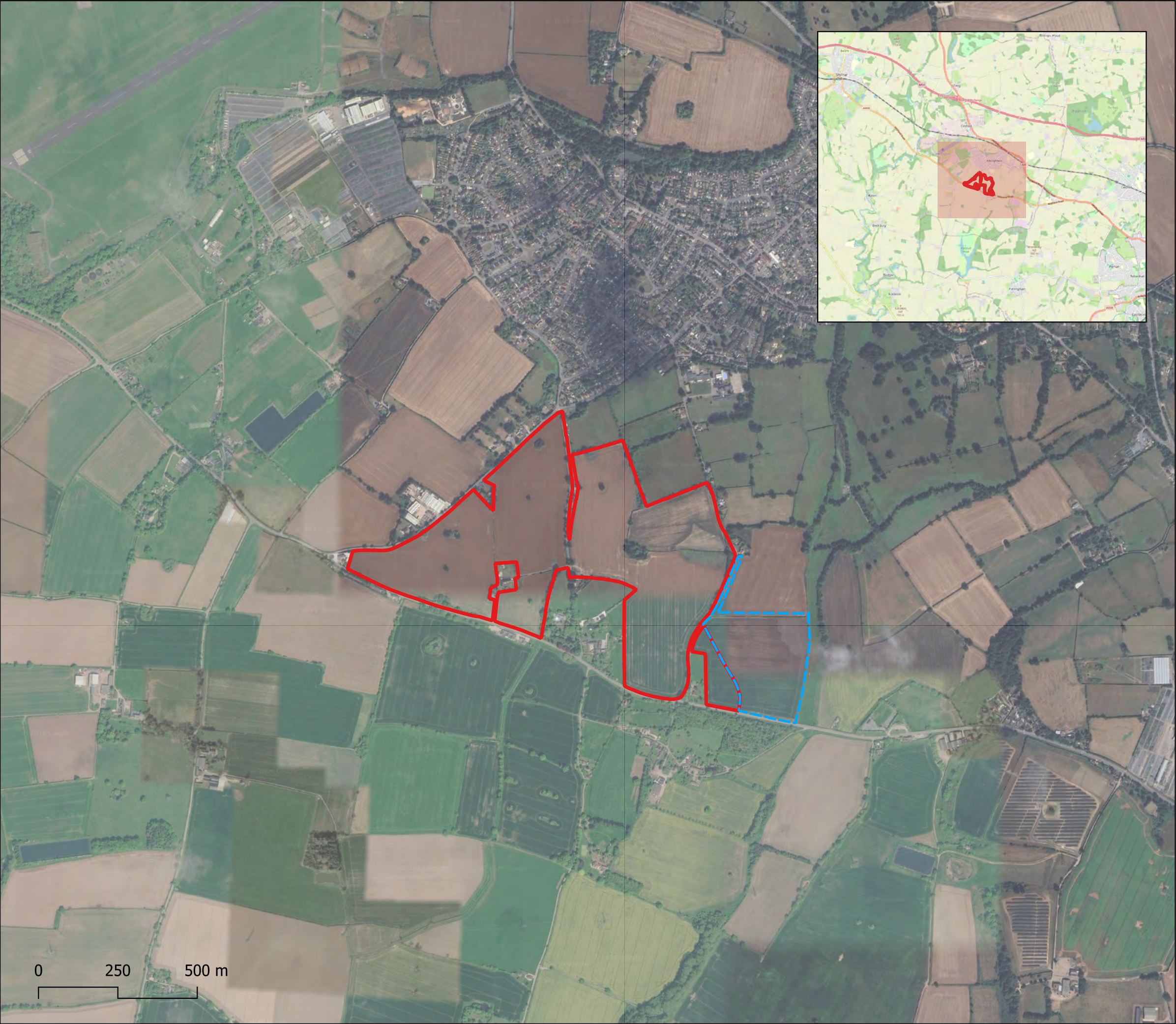
5.26 The lighting strategy should seek to avoid direct illumination of retained and created habitat used by bats and maintain dark, connected routes through and around the development. Appropriate measures are likely to include sensitive positioning and specification of luminaires, directional control, shielding, dimming and appropriate operational controls where necessary¹.

5.27 Subject to appropriate detailed landscape and lighting design, the proposed development is capable of retaining the principal ecological functions currently provided by the Site for bats. The combination of retained habitats, proposed on-site green infrastructure and associated off-site BNG provision also provides opportunities to strengthen habitat connectivity and increase the extent and quality of foraging habitat available to bats within the local landscape.

¹ Bat Conservations Trust (BCT) Institute of Lighting Professionals (ILP), GUIDANCE NOTE 08/23, BATS AND ARTIFICIAL LIGHTING AT NIGHT

FIGURES

- Figure 1:** *Site Location*
Figure 2: *Monitoring Locations and Transect Routes*
Figure 3: *Spring Transect Results*
Figure 4: *Summer Transect Results*
Figure 5: *Autumn Transect Results (2025)*



Red Line Boundary
Blue Line
BASE MAPS
Aerials

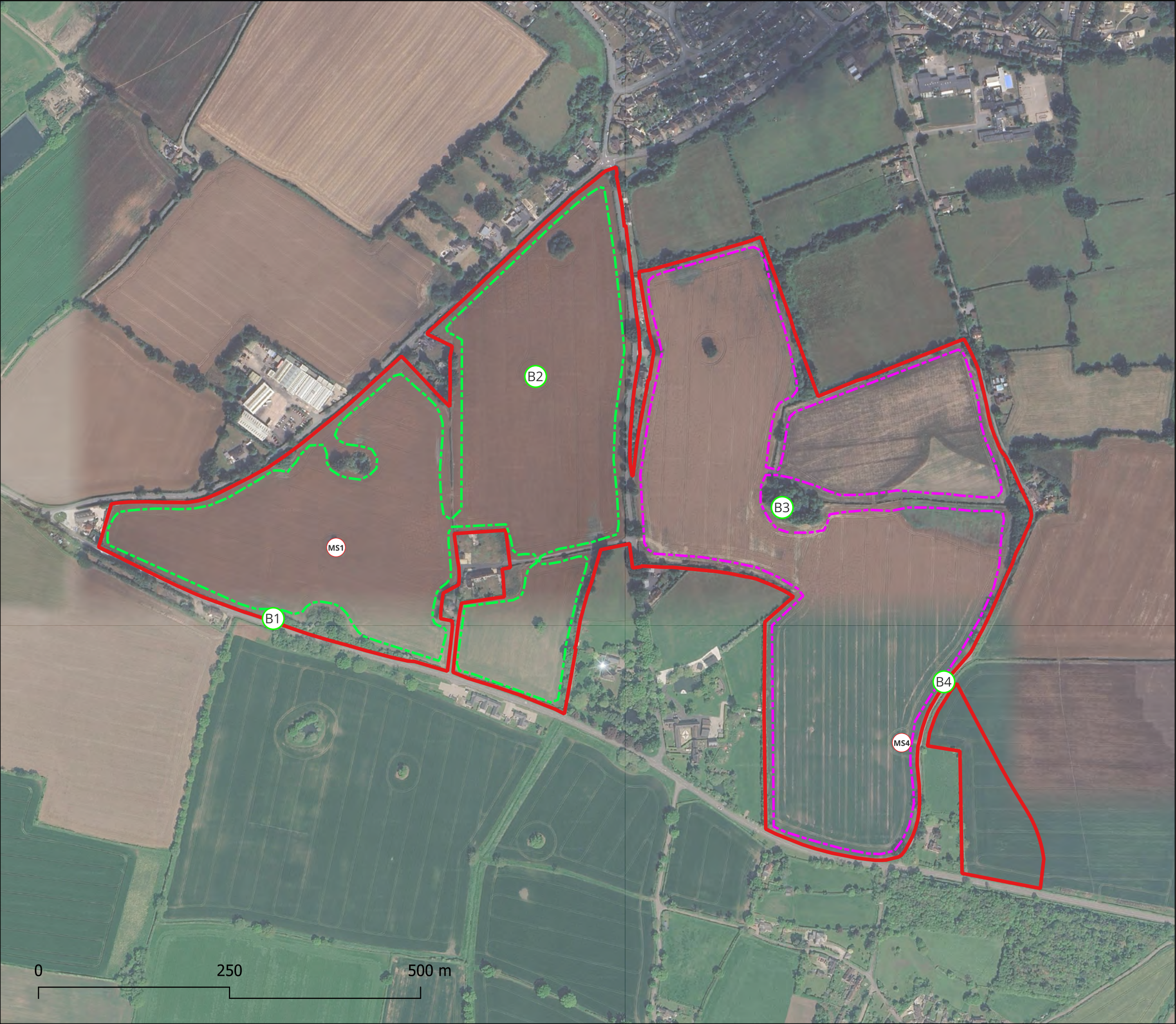


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DRAWING TITLE
Figure 1: Site Location

Date	17.08.2026	Ref: BE0010_D_07_01.1	Drawn By DR
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- Red Line Boundary
- Bat Survey
 - Bat Detector Locations
 - Target Notes
 - Western Transect
 - Eastern Transect
- BASE MAPS
 - Aerials



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PROJECT						Albrighton South					
DRAWING TITLE											
Figure 2: Monitoring Locations and Transect Routes											
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Job No:		BE0010		Rev:		01		Checked By		DR	



 Red Line Boundary

Bat Survey

Spring Transect

 Pipistrellus pipistrellus

 Pipistrellus pygmaeus

BASE MAPS

Aerials



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DRAWING TITLE
Figure 3: Spring Transect Results

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 Red Line Boundary

BASE MAPS

Aerials



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DRAWING TITLE
Figure 4: Summer Transect Results

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 Red Line Boundary

Bat Survey

Autumn Transect

-  Myotis sp.
-  Pipistrellus pipistrellus
-  Pipistrellus pygmaeus

BASE MAPS

Aerials



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DRAWING TITLE
Figure 5: Autumn Transect Results

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APPENDICES

APPENDIX 1 SURVEY DATA (BEAMSLEY STATIC MONITORING)

Beamsley 2026 Excel dataset — provided separately.

APPENDIX 2 PJA SURVEY DATA (AUTUMN)

A2.1 The following data summarise bat activity surveys undertaken by PJA during October 2025 and subsequently made available to Beamsley Ecology. The original PJA report remained in draft and is not relied upon as a separate appeal document. The data below are reproduced to provide the evidential basis for the references to the October 2025 survey results within this report.

Table A2.1: PJA Static Monitoring Results – October 2025

<i>Species</i>	<i>MS1</i>	<i>MS2</i>	<i>MS3</i>	<i>MS4</i>	<i>Total</i>
<i>Common pipistrelle</i>	47	17	157	12	233
<i>Soprano pipistrelle</i>	49	23	167	8	247
<i>Nathusius pipistrelle</i>	0	1	0	0	1
<i>Noctule</i>	9	3	6	8	26
<i>Leisler's bat</i>	1	7	17	15	40
<i>Nyctalus sp.</i>	3	2	9	5	19
<i>Myotis Sp</i>	3	1	73	7	84
<i>Natterer's bat</i>	0	0	1	0	1
<i>Brown long-eared bat</i>	3	6	36	10	55
<i>Barbastelle</i>	0	0	1	0	1
Total	115	60	468	65	708



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